

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

SUBJECT: Site Plan, SP 8-3-02, Animal Recreation and Rehabilitation Center, 2670 Flamingo Road/Generally located at east side of Flamingo Road and three hundred feet south of SW 26 street

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 8-3-02 Cordova Mendez Design Group, Inc./Joyce Loesser, DVM, 2670 Flamingo Road (Agriculture District)

REPORT IN BRIEF: The applicant requests site plan approval for remodeling of the existing nursery to a veterinary clinic. Minimum modification will be made by the conversion, which includes an addition of a new barn red aluminum entry structure and eight-foot high masonry perimeter wall along the side and rear property lines. The rural character of the site will be maintained by retaining the existing trees and plants on site.

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 22, 2002, Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to staff's recommendation (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Lighting locations and lighting fixture shall be provided for staff review and approval before final site plan approval.
2. The species of the relocating unknown trees shall be identified prior to final site plan approval.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Joyce Loeser, DVM	Name:	Michelle Diaz-Mendez
Address:	11900 NW 30 Place	Address:	PMB 328, 320 Flamingo Road
City:	Sunrise, FL 33323	City:	Pembroke Pines, FL 33027
		Phone:	(954) 435-5445

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for remodeling of the existing nursery to a veterinary clinic.

Address/Location: 2670 Flamingo Road, generally located at east side of Flamingo Road and three hundred feet south of SW 26 Street

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: Agricultural District (AG)

Existing Use: Nursery

Proposed Use: Animal Recreation and Rehabilitation Center

Parcel Size: 3.23 acres (140,796 sq. ft.)

Surrounding Uses:

North: Vacant
South: Flamingo Road Nursery
East: Single Family (Flamingo Groves)
West: Flamingo Road, Vacant

Surrounding Land

Use Plan Designation:

Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)

Surrounding Zoning:

North: Agricultural (AG) District
South: Agricultural (A-1) District
East: Agricultural (AG) District
West: Agricultural (A-1) District

ZONING HISTORY**Previous Requests on same property:**

The subject property was not platted and the proposed modification does not trigger platting as no additional square footage is being added.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* Minimum modifications will be made by the conversion of existing nursery to a veterinary facility. The rural character of the site will be maintained by retaining the existing trees and plants on site. The modification will include a new barn red aluminum entry structure and an eight-foot high masonry perimeter wall along the side and rear property lines with additional landscaping to screen the neighboring residential properties. In addition, the applicant has proposed replacing the exiting chain-link fence with a new five foot high chain-link fence and hedges along the frontage road.
2. *Building:* The existing two-story building will be cleaned and repainted with yellow walls and white trims. A new barn red aluminum entry structure is proposed to break the long roof line and add the interest to the façade. The applicant has proposed a masonry perimeter wall, painted with pastel color of bronze tone, along the side and rear property lines. In addition, the frontage road will be enhanced by a new chain-link fence and a continues landscaping buffer.
3. *Access and Parking:* No new parking spaces are being added. The existing parking will be resurfaced to meet the code requirements. The existing twelve- foot driveway will be expanded to twenty four feet in width to accommodate two-way traffic.
4. *Lighting:* New lighting is proposed to meet the code requirement.
5. *Landscaping:* The existing trees and plants will remain on site. Four palms and three trees will be relocated due to the construction. The applicant proposes a continues hedge along the property lines, which consists of Cocoplum, Crinum Lily, Firebush,

Wax myrtle, and Drarf Shefflera, to soft the fence and perimeter wall. The relocated palms and trees will add vertical landscaping elements at the entrance and along the street frontage. Tree removal/relocation permits are required at the time of the application of building permits.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. Veterinary hospitals, while a commercial venture, are permitted within the Town of Davie AG, Agricultural District.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be revised prior to final site plan approval:

1. Lighting locations and lighting fixture shall be provided for staff review and approval before final site plan approval.
 2. The species of the relocating unknown trees shall be identified prior to final site plan approval.
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Site Plan Committee Recommendation

At the October 22, 2002, Site Plan Committee Meeting, Mr. Crowley made a motion, second by Mr. Engel, to approve subject to staff's recommendations. Motion carried 5-0.

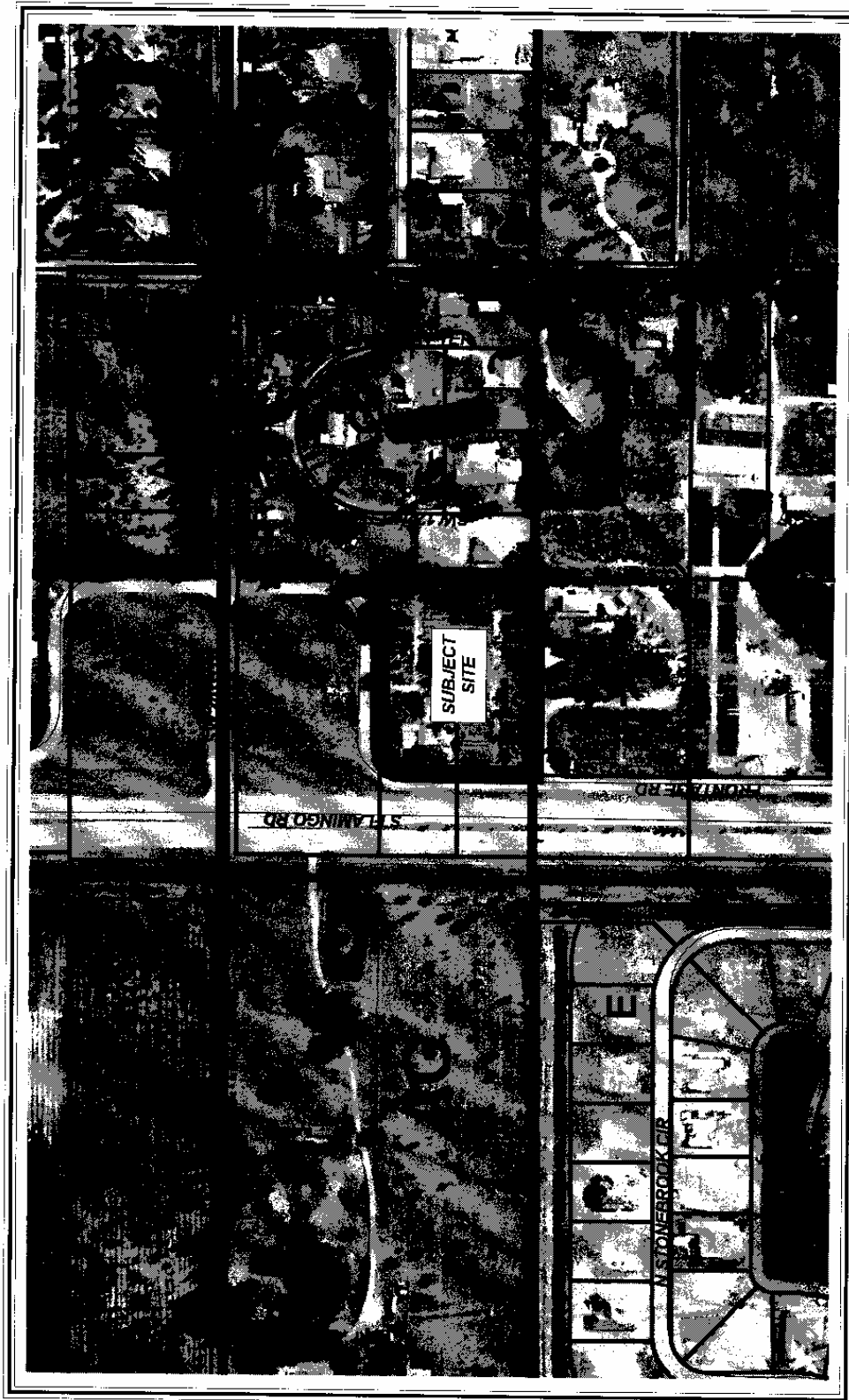
Town Council Actions

Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map
4. Color elevation and Color Samples

Prepared by: _____

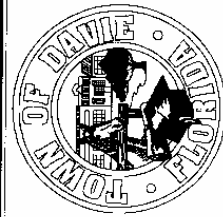
Reviewed by: _____



Date Flown: 12/31/01

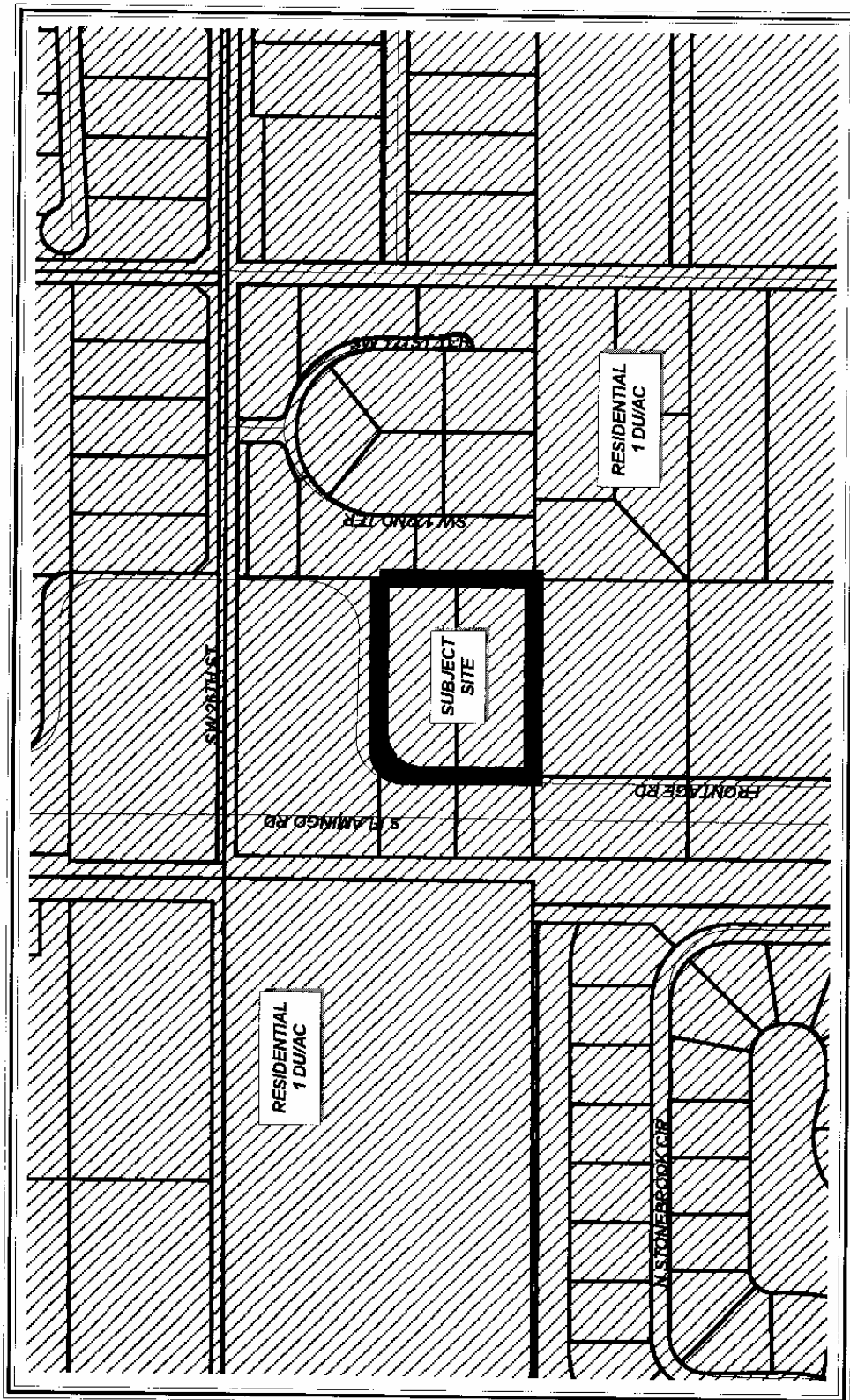


Planning & Zoning Division - GIS



SITE PLAN **SP 8-3-02** **Zoning and Aerial Map**

Prepared By: ID
 Date Prepared: 10/25/02



Date Flown: 12/31/01

N



300 0 300 600 Feet

Planning & Zoning Division - GIS



SITE PLAN **SP 8-3-02** **Future Land Use Map**

Prepared By:
 Date Prepared: 10/25/02